Karen Johnson Davidson County
Batch# 1064555 DEEDWARR
10/24/2023 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $4,773.00
20231024-0083395

WARRANTY DEED

CINDY PERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

G-BRE-23-2811B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aditi Rajendra Borde and John William Riester	SIRVA Mortgage, INC	
(NAME) **2811 B W Kirkwood Ave**	(NAME) 6200 Oak Tree Blvd, Suite 300	**118-02-2I-002.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Independence Ohio 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DALE GERARD THOMPSON, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADITI RAJENDRA BORDE AND JOHN WILLIAM RIESTER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Residences at 2811 W Kirkwood, A Horizontal Property Regime With Private Elements of record at Instrument No. 20211201-0158504, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Residences at 2811 W Kirkwood, A Horizontal Property Regime With Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211201-0158504, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Dale Gerard Thompson, a married man by Warranty Deed from Marcus E. Hatcher, an unmarried man of record in Instrument No. 20211129-0157269 Register's Office for Davidson County, Tennessee, dated September 02, 2021 and recorded on November 29, 2021.

The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 57, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211201-0158504, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20220725-0084919, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2811 B W Kirkwood Ave, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd DAY OF OCTOBER, 2023.

Dale Gerard Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE GERARD THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RESIDENTIAL DISCLOSURE CHANGES

Property: 2811B W Kirkwood Avenue, Nashville, TN 37204

Buyer(s): Aditi Rajendra Borde and John William Riester

Seller(s): Dale Gerard Thompson

Owner(s) must check either 1 or 2.

☐ 1. Material changes in the physical condition of the property since the initial Residential Property Disclosure Statement are set forth below:

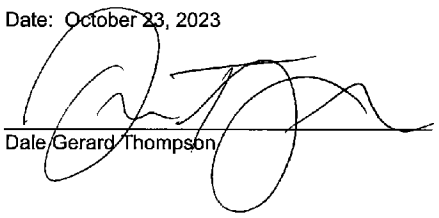
_____

_____

_____

☑ 2. Pursuant to Tenn. Code Ann. § 66-5-205, I/we certify to the purchaser(s) that the condition of the property is substantially the same as it was when the disclosure form was provided.

Date: October 23, 2023



Dale Gerard Thompson

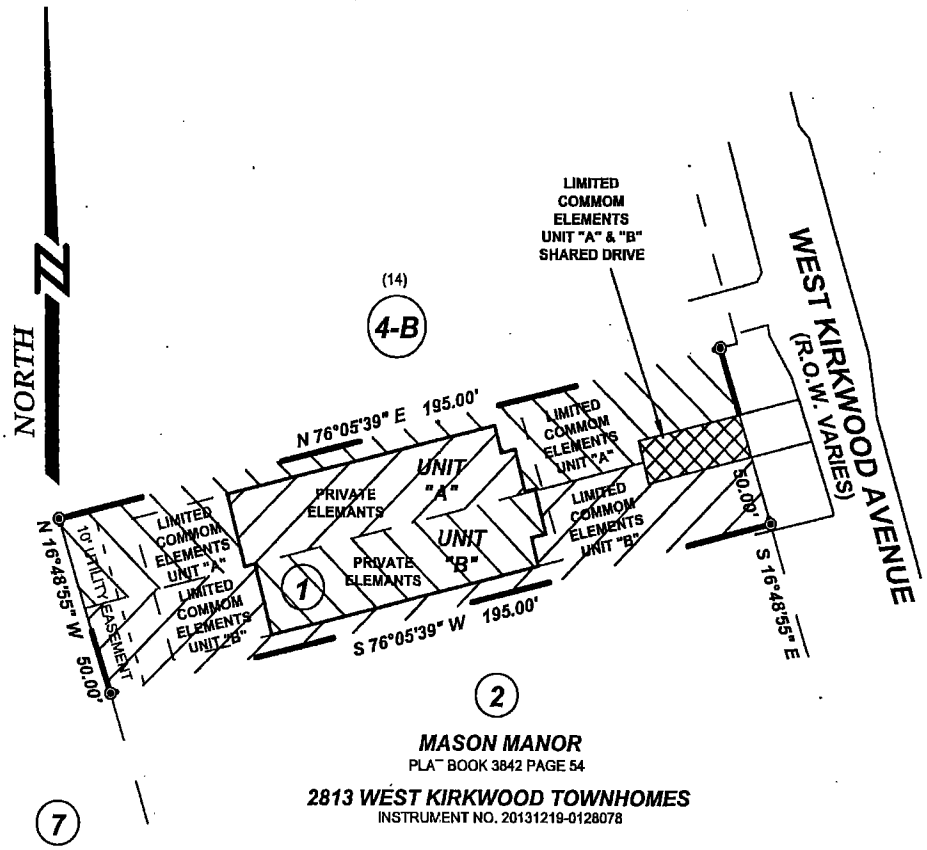
Purchaser(s) received this disclosure at closing.

Date: October 23, 2023

Aditi Rajendra Borde

John William Riester

EXHIBIT B



MASON MANOR
PLAT BOOK 3842 PAGE 54

2813 WEST KIRKWOOD TOWNHOMES
INSTRUMENT NO. 20131219-0128078

KIRKWOOD GLEN
INSTRUMENT NO.
20051014-0124168

JASON F. SMITH
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1961

SMITH LAND SURVEYING, LLC
7845 LAMPLEY ROAD PRIMM SPRINGS, TN. 38476
TEL:(615)568-3500
SMITHLANDSURVEYINGLLC@GMAIL.COM

HOMES AT 2811 WEST KIRKWOOD AVENUE

LOT 1
MASON MANOR
SUBDIVISION
PLAT BOOK 3842 PAGE 54

PROPERTY ADDRESS:
2811 "A" & "B" WEST KIRKWOOD AVENUE
NASHVILLE, TN. 37204

17TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY
TENNESSEE

DATE: NOV. 10, 2021

CERTIFICATE OF AUTHENTICITY

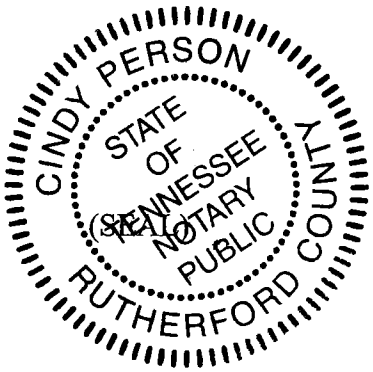
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-23-2023.

Affiant Signature

10-24-2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24 day of October, 2023.



Notary Public

My Commission Expires: 4-19-2027

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